

**PLANNING AND ZONING COMMISSION
REGULAR MEETING - MINUTES
OCTOBER 25, 2016 – 7:00PM
GOSHEN TOWN HALL CONFERENCE ROOM – 42 NORTH STREET**

PRESENT: Chairman Don Wilkes, Cynthia Barrett, Russ Hurley, Lu-Ann Zbinden; Alternates Thomas Carey and Laura Lemieux; Town Planner and Zoning Enforcement Officer Martin Connor, AICP.
EXCUSED: Mark Harris.
ABSENT: Alternate Rick Boger-Hawkins.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

Chairman Don Wilkes called the meeting to order at 7:34PM. All regular members present were seated for the evening. Alternate Laura Lemieux was seated for Mark Harris.

MOTION Ms. Zbinden, second Mr. Hurley, to amend the agenda to discuss item #8A first and then return to the agenda as written; unanimously approved.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

A. Discussion with Jocelyn Ayer of the Northwest Hills Council of Governments regarding the Regional Plan of Conservation and Development.

Jocelyn Ayer of the Northwest Hills Council of Governments (NHCOG) addressed the Commission, explaining that she was meeting with the Planning and Zoning Commissions from all 21 towns that were members of NHCOG. Ms. Ayer distributed information regarding town-level demographic, economic, housing, and land use data that is available through the NHCOG. She noted that the Commission had used some of this information during their recent update of the Town's Plan of Conservation and Development. Ms. Ayer stated that she had met with approximately 10 NHCOG member P&Z Commissions, and that she'd be compiling an overview of regional trends in the coming weeks as well as information on the NHCOG website regarding how to implement Plan goals.

Ms. Ayer then provided a brief overview regarding regional trends. While population had overall remained fairly steady in the region, the age breakdown of the population was changing. A higher portion of the population was over 65 years old; the proportion that was under the age of 18 was decreasing. Additionally, the regional population was increasingly part-time. A total of 10% of regional housing stock are part-time homes; in 2014, approximately 35% of Goshen's population were part-time residents.

Ms. Ayer explained that the topic for the upcoming 5th Thursday program would be conservation and recreation. She also noted that a Regional Plan resident input survey had been posted on the NHCOG website at this address: <http://northwesthillscog.org/>

At this time, Ms. Ayer conducted a short survey of those present. She explained that the survey was similar to that offered at the NHCOG website, but with additional questions geared to land use commission members. Members answered questions related to their priorities for both the region and their specific Town with regard to topics such as housing, farmland preservation, supporting small businesses, potential for tourism in the region. Results from those present were instantly tallied and discussed. At Mr. Wilkes' request, Ms. Ayer offered to email the Commission a hard copy of this evening's survey results.

Ms. Ayer then distributed copies of the Locational Guide Map for Goshen. She explained that the map was created by the State and depicted different types of funding areas, such as those where conservation was emphasized and those where development was encouraged. She asked for participants to review the map in order to determine whether this was an accurate depiction of Goshen's priorities. Mr. Connor stated that he had reviewed it when it was first developed, and he believed it was accurate.

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Ms. Zbinden then asked a question regarding the use of local tax incentives to encourage affordable housing. She noted that Ms. Ayer had made a comment in her review of Goshen's draft POCD that appeared to indicate this was not something that could be done. Ms. Ayer stated that she had not seen this used in any of the member towns. Mr. Carey explained that he had seen towns implement local tax deferrals over a 10-year period for revitalizations in depressed areas, as a way to encourage these projects.

2. READING OF THE MINUTES:

A. August 23, 2016 regular meeting.

Ms. Zbinden noted that the time of the meeting was incorrectly stated as 7:00PM.

MOTION Ms. Zbinden, second Ms. Barrett, to approve the minutes of the August 23, 2016 regular meeting as corrected; unanimously approved.

3. PUBLIC HEARINGS:

No business was discussed.

4. OLD BUSINESS:

No business was discussed.

5. NEW BUSINESS:

No business was discussed.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

Mr. Connor reviewed with the Commission his report regarding his activities over the past month.

MOTION Mr. Hurley, second Ms. Zbinden, to accept the Zoning Enforcement Officer's Report dated October 25, 2016; unanimously approved.

7. CORRESPONDENCE.

The Commission received copies of the Fall 2016 edition of the *Planning and Zoning Agencies Quarterly Newsletter*.

The Commission then reviewed the Draft 2017 Regular Meeting Schedule that had been distributed to all members via email by the Commission Clerk. Members agreed that, as with this year's schedule, a December 2017 regular meeting would not be scheduled; should there be business requiring a meeting in December, a special meeting could be arranged.

MOTION Ms. Zbinden, second Mr. Hurley, to adopt the 2017 Regular Meeting Schedule as presented with no December 2017 regular meeting scheduled; unanimously approved.

9. ADJOURNMENT:

MOTION Ms. Zbinden, second Mr. Hurley, to adjourn the meeting at 8:25PM; unanimously approved.

Respectfully submitted,

Stacey M. Sefcik, Recording Secretary